

Swimming Pools in Lakeway

Plans must include the location and details of the required pool enclosure.

SITE PLAN REQUIREMENTS CHECKLIST

All applications for swimming pool permits shall be accompanied by three (3) sets of a Site Plan drawn to a minimum scale of one (1) inch equals ten (10) feet on paper no larger than 24" x 36". The Site Plan shall contain the following:

Form and Content - Swimming Pools:

- A. Property lines, easements, rights-of-way of record;
- B. Existing structures, fencing, retaining walls, septic tanks/drainfields and other relevant characteristics adjacent to pool/spa area.
- C. The proposed pool/spa shape dimensioned and located to show setbacks, side yards, and clearance from existing structures
- D. The proposed swimming pool equipment pad, dimensions and location as to setbacks and side yards and screening details.
- E. All deck equipment;
- F. The proposed deck work configuration, showing its anticipated drainage;
- G. The anticipated overall drainage of the pool site.
- H. The location of the required pool enclosure.
- I. Location of propane tank and its screening (if applicable).

CONSTRUCTION PLANS AND SPECIFICATIONS REQUIREMENTS CHECKLIST

Form and Content - Swimming Pools:

Swimming pool, spa, and hot tub construction plans and specifications shall include plans for all decks, mechanical equipment, landscaping, and other appurtenances along with required screening. Plans must include the location and details of the required pool enclosure.

- A. Site Plan including topographic survey of area.
- B. Structural plans indicating:
 - 1. Type of construction (gunite, poured concrete, etc.)
 - 2. Dimensions of pool including depth, and adequate cross-sections drawn to scale.
 - 3. Computations, stress diagrams, and other data sufficient to show the correctness of the plans; including the reinforcing steel schedule and detail;
 - 4. A statement by the applicant concerning the anticipated nature of the soil under and around the pool/spa structure;
 - 5. The interior finish details.
 - 6. The pool edge details.

- C. Mechanical plans indicating:
1. The volume, system flow rate in gallons per minute, and turnover in hours;
 2. The type and size of filtration system and means of waste disposal;
 3. The type and size of pool/spa heater, if included, including the method of venting and provisions for combustion air;
 4. The pool/spa piping layout with all sizes shown and types of materials to be used; location of the main outlet, surface skimmers, and inlets;
 5. The rated capacity of the pool pump in G.P.M. at the design head with the size and type of motor indicated and identified as to type of pump;
 6. The means of adding makeup water;
 7. The size and length from source to heater and routing of gas line.
- D. Elevations: For all pools which are to be elevated more than one foot (1') above the existing grade, applicant shall provide scaled drawings showing all exterior elevations of the completed pool, and include all required screening, landscaping, berming, retaining walls, etc.

BUILDING INSPECTIONS

For Swimming Pools, Spas, and Hot Tubs:

1. **Plan Review:** Three (3) sets of plans [four (4) for non-residential] submitted to be reviewed for consideration for permit approval. All proposed construction shall be performed and completed in accordance with the plans and specifications approved by the City of Lakeway and other applicable Code requirements.
2. **Layout Inspection:** To be requested when system is laid-out with string lines and property line locations. All yard lines for water, sewer, septic, electric, etc. must be located.
3. **Rough Inspection:** To be requested when excavation is completed with all rough plumbing, reinforcement, electrical wiring, grounding and bonding completed. Gas lines to be in place and tests on pressure to be verified. Recirculation lines tested to 35 psi minimal.

*A. **Plumbing Rough Inspection:** required by the water service provider.
4. **Pool flatwork/decking/walks:** To be requested when forms and reinforcing are in place.
5. **Pool Enclosure Final:** To be requested when fences, walls, gates and latches, constructed to code, are in place. Pool enclosures must be completed and a passed pool enclosure final inspection obtained prior to placing any water in the pool.
6. **Final Inspection:** To be requested when all equipment (pumps, filters, heaters, etc.) and fixtures are in place and ready for use. All deck construction to be completed.

*A. **Plumbing Final:** To be requested from the water/wastewater service provider when all plumbing installations are completed.

NOTES: Additional inspections will be required by the water/wastewater service provider. Contact the District directly. Contact the water/wastewater service provider for all propane related inspections.

WATER MAY NOT BE PLACED IN THE POOL UNTIL THE REQUIRED POOL ENCLOSURE HAS BEEN CONSTRUCTED AND A PASSED POOL ENCLOSURE FINAL INSPECTION HAS BEEN OBTAINED.

Fencing-general standards (The following is an excerpt from Section 24.02.443 of the City of Lakeway Code of Ordinances)

1. A building permit is required for any fence or screening structure construction.
2. No fences of any type shall be placed on any lot which by reason of high walls, excessive height, etc., will unreasonably obscure the view from a dwelling located or reasonably likely to be located upon an abutting lot. (For this purpose, "abutting lot" includes a lot separated only by a street from an adjacent lot.)
3. No fence of any type, including invisible fences installed to prohibit animals from leaving private property, shall encroach into the street or golf course setbacks except for required safety railing and guardrails.
4. Wood fences are prohibited on lots abutting a golf course where the wood fence would be visible from the golf course.
5. All fences shall be constructed so that all fence runs are finished and identical on both sides of the fence. Stringers shall have pickets on both sides. Fence posts that are placed on the inside of a fence that encloses a yard do not have to be matched on the outside of the fence.
6. Masonry supporting structures shall be constructed of rock, brick or stucco and shall be a minimum of fourteen (14) inches by fourteen (14) inches and shall be at least as high as the approved fence height, but will not exceed the approved fence height by more than six (6) inches.
7. Masonry supporting structures shall be placed on steel reinforced concrete footings. Such footing shall be placed into virgin soil or solid bearing and shall be at least two (2) inches larger on all sides of the masonry structure and a minimum of eight (8) inches in depth.
8. Fences located over dedicated utility/drainage easements may have to be removed at the owner's expense should such easements be required by any authorized utility company or be required to provide adequate drainage from areas of higher elevation.
9. For those fenced developments or projects which have keyed or coded access through a gate, the developer or owner shall provide keys or codes to the city police department and a key switch for the Travis County ESD #6 Fire Department.
10. Lattice materials may be used for privacy screening (such as the screening of a hot tub, patio or porch) provided they extend no more than twelve (12) feet in length, are no more than eight (8) feet in height, and do not encroach into any building setbacks. Lattice fences must use panels with a minimum thickness of 3/8 inches. Each lattice panel shall be framed.
11. Plans for masonry walls, or any portion thereof, four (4) feet or greater in height shall be signed and sealed by a registered professional engineer or architect. Masonry walls are measured from the base of the footing to the top of the wall. Dry stack walls are measured from the grade under the lowest layer to the top of the wall.
12. All fences shall be maintained in good condition.

Swimming pool enclosures.

1. These design controls are intended to provide protection against potential drowning and near-drowning by restricting access to swimming pools.
2. All outdoor swimming pools shall be provided with a barrier constructed of wood, wrought iron, masonry or pre-cast concrete which shall comply with the following:
 - A. The top of the barrier shall be at least 48 inches above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and

the bottom of the barrier shall be two (2) inches measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, the barrier may be at ground level. Where the barrier is mounted on top of the pool structure or patio (hard surface), the maximum vertical clearance between the top of the pool structure or patio and the bottom of the barrier shall be 4 inches.

- B. Openings in the barrier shall not allow passage of a 4-inch diameter sphere.
 - C. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.
 - D. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches, the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1.75 inches in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches.
 - E. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches or more, spacing between vertical members shall not exceed 4 inches. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches.
 - F. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1.75 inches.
 - G. Access gates shall comply with the requirements stated above and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches from the bottom of the gate, the release mechanism and openings shall comply with the following:
 - (i) The release mechanism shall be located on the pool side of the gate at least 3 inches below the top of the gate; and
 - (ii) The gate and barrier shall have no opening greater than 0.5 inch within eight (8) inches of the release mechanism.
 - H. Where an elevated pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is by steps, then:
 - (i) The steps shall be capable of being secured, locked or removed to prevent access; or
 - (ii) The steps shall be surrounded by a barrier which complies with the above enclosure requirements.
- 3. No water shall be placed in a newly constructed swimming pool until an approved pool enclosure final has been obtained.
 - 4. Owners of swimming pools on properties annexed into the city shall have two years from date of annexation to comply with the pool barrier requirements in subsection (b) above.
 - 5. Spas and hot tubs with hard, childproof covers located on single-family residential property are exempt from this section.
 - 6. Removable, portable, or temporary barriers are permitted but do not replace required barriers as described above.